



31 Ducros Street Oran Park, NSW

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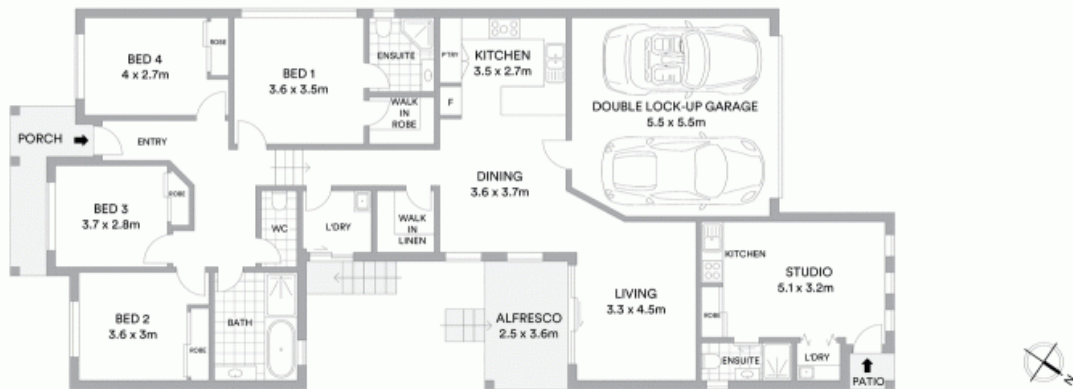
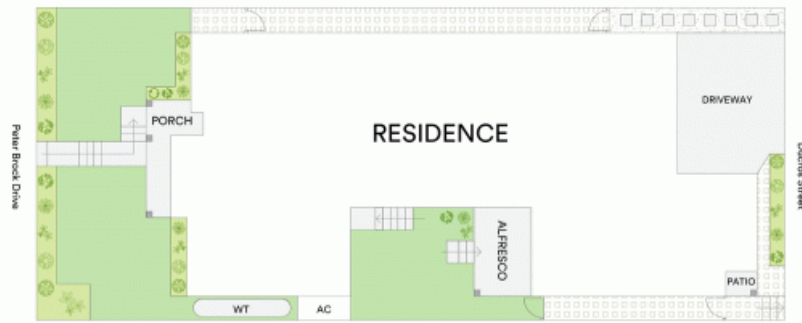
## Home and Studio Investment Opportunity

This perfectly designed residence in the most central of locations, is set out to accommodate for various living qualities. The modern four bedroom home along with a spacious studio, presents the option of an extra rental income or a useful space for in-laws or children. This rare opportunity appeals to all types of buyers and wont last long.

- Currently tenanted with a combined rental return of \$750pw
- Walking distance to Oran Park Podium and public transport
- Main home consists of four bedrooms and two bathrooms
- Studio offers separate entry, bathroom and gas kitchen
- Flowing floorplan provides open living areas and alfresco
- Kitchen provides ample storage with stone tops and gas
- Generous master bedroom with walk-in robe and ensuite
- Three additional spacious bedrooms offer built-in robes
- Reverse cycle air, tiles to main areas, carpet to bedrooms
- Low maintenance home and yard is perfectly suited for all

For more details please visit <https://www.gyproperty.com.au/5377748>

**Gilbert + Younan Sales**



**McGrath**

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries

